

**GLENWOOD ASSOCIATION  
GENERAL SESSION  
MEETING OF THE BOARD OF DIRECTORS  
JANUARY 28, 2025  
MINUTES**

|                              |   |
|------------------------------|---|
| <b>NOTICE</b>                | Upon due notice given and received, the regular meeting of the Board of Directors of Glenwood Association was held on January 28, 2025, at Glenwood's Clubhouse.  |
| <b>PRESENT</b>               | Virginia Luzi, President<br>Rick Counterman, Treasurer<br>Judy Flowers, Secretary<br>Maria Martinez, Member at Large  |
| <b>ABSENT</b>                | Vacant, Vice President  |
| <b>OTHERS<br/>PRESENT</b>    | Nancy Blasco, CCAM, StoneKastle Community Management, Inc.<br>See Sign In Sheet   |
| <b>CALL TO<br/>ORDER</b>     | The meeting was called to order at 6:41 p.m.  |
| <b>COMMITTEE<br/>REPORTS</b> | Architectural Committee – No items<br><br>Landscape Committee<br>The Committee requested a representative from Villa Park Landscape be present to discuss some concerns with the current service. Javier Reyes, Sr. and Account Representative, Devin Biesiada were present to address the committees concerns. Javier assured the members present if a change in supervisor was needed he has the manpower to make the change. Javier advised he values the long-term relationship with Glenwood and will do what it takes to make the community flourish again.<br><br>Security Committee<br>The Committee Chair advised management there were three (3) units that had violated the Parking Rules and Regulations and a call to hearing needed to be sent for the next meeting.<br><br>Social Committee – No items<br><br>Clubhouse Committee – No items |
| <b>CONSENT<br/>CALENDAR</b>  | A motion was made, seconded, and unanimously carried to approve the consent calendar as follows:  |

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11/26/24 - General Session Meeting Minutes

A motion was made, seconded, and unanimously carried to approve the General Session Meeting minutes dated 11/26/24 as written.

November 30, 2024, and December 31, 2024, Financial Statement

A motion was made, seconded, and unanimously carried to approve the 11/30/24 and 12/31/24 Financial Statement subject to audit.

Furthermore, a motion was made, seconded, and unanimously carried to approve Closing Money Market Reserve Account, JP Morgan Chase Bank with a balance of \$20,061.39 and depositing those fund in First Citizens Bank Reserves.

**GENERAL  
BUSINESS**

Ratification of Expenses- National Paving - \$300.00 extra charge

A motion was made, seconded, and unanimously carried to ratify the approval of the extra \$300.00 charge as a result of extra cutting of the driveway than initially planned for the flow line.

Villa Park Landscape Amended Contract

A motion was made, seconded, and unanimously carried to deny acceptance of an amended landscape maintenance contract.

820-818 Glenwood Terrace – Planters

A motion was made, seconded, and unanimously carried to table discussion in regard to the planter maintenance at this location.

**OPEN  
FORUM**

Homeowners present were given the opportunity to address the Board. The following items were discussed:  
Flat Roofs

**ADJOURN**

There being no further business to come before the Board of Directors at this time, the meeting was adjourned at 7:49 p.m.

**SECRETARY'S CERTIFICATE**

I, \_\_\_\_\_, duly Appointed and Acting Secretary of the Glenwood Association, do hereby certify the foregoing is a true and correct copy of the Minutes of the GENERAL SESSION of the Board of Directors held on the above date as approved by the Board of Directors of Glenwood Association.

ATTEST:

\_\_\_\_\_  
Appointed Secretary

\_\_\_\_\_  
Date